

LOT 4 BLK L MELROSE PARK S/D.
345-145, 647-73, 762-77, QC 1160

PARKER RICKIE E
514 SE MONTROSE AVE
LAKE CITY, FL 32055

2025

33-3S-17-06661-000
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.110	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
TOTALS	1,056		1,056
			80,123

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	2025	Heated Area: 1056			HX Base Yr 2025			
TOTALS											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				80,123		
TOTAL MARKET OB/XF VALUE				14,200		
TOTAL LAND VALUE - MARKET				4,150		
TOTAL MARKET VALUE				98,473		
SOH/AGL Deduction				78,316		
ASSESSED VALUE				20,157		
TOTAL EXEMPTION VALUE				HX HB 20,157		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				98,473		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				88,578		
SALE:2:1: INC 2 MH IN SALE NOT ASSESSED ON ROLL						
LAND:1:1: 5,250 SF						
SALE:1:1: LOT 4, BLK L, MELROSE PARK						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
40565	M H	0	09/21/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/609	2/16/2024	WD	Q	I	01	110,000
GRANTOR: DAVIS JAY S						
GRANTEE: PARKER RICKIE E						
1388/2700	7/15/2019	TD	U	I	18	6,500
GRANTOR: CLERK OF COURT						
GRANTEE: JAY S DAVIS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=18,11] E48 S22 W48 N22 \$						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100		3	100	7,000	
2	0030	BARN,MT	0	100	25	18		1.00	UT 6,000.00	6,000.00	100	2025	2024	100	6,000	
3	0294	SHED WOOD/	0	100	12	10		1.00	UT 1,200.00	1,200.00	100	2025	2024	100	1,200	
TOTAL OB/XF												14,200				

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		RSF/MH	50.00	105.00	1.00	LT		1.00	1.00	0.50	8,300.00	4,150.00	4,150							